LOT 83
TIMBERLAKE PHASE 2 PBK 8/147

NOLL JONATHAN EDWARD & MICHELLE MARIE
95265 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

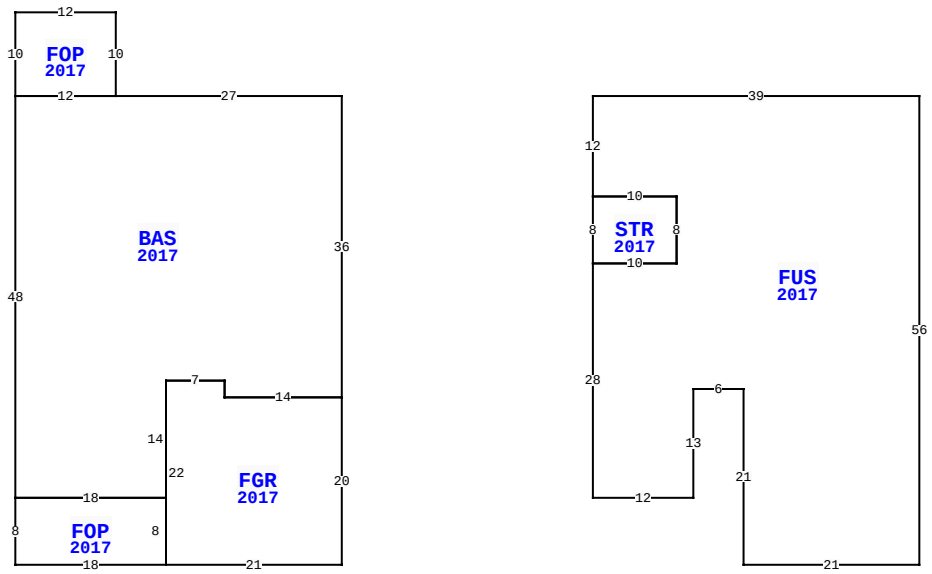
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	149,126
FGR	434	55	239	22,192
FOP	120	30	36	3,343
FOP	144	30	43	3,993
FUS	1,882	100	1,882	174,754
STR	80	10	8	743
TOTALS	4,266		3,814	354,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,814	104.9895	94.75	361,376	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3488 HX Base Yr 2021



95265 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,148
TOTAL MARKET OB/XF VALUE		3,047
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		432,195
SOH/AGL Deduction		117,810
ASSESSED VALUE		314,385
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		264,385
TOTAL JUST VALUE		432,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008206	POOL		06/27/2023
17002127	CO ISSUED	0	03/16/2017
B1632160	NEW CONSTR	418,363	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2331/1271	1/07/2020	WD	Q	I	02	332,000
GRANTOR: SHRUM MICHAEL R & CHA						
GRANTEE: NOLL JONATHAN EDWAR						
2120/0796	5/12/2017	SW	Q	I	02	318,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHRUM MICHAEL R & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] N10 W12 S10 E12$ W12 S48 FOP=[YR=2017] S8 E18 FGR=[YR=2017] E21 N20 W14 N2 W7 S22$ N8 W18$ E18 N14 E7 S2 E14 N36$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S56 W21 N21 W6 S13 W12 N28 STR=[YR=2017] N8 E10 S8 W10$ E10 N8 W10 N12$ W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2017	2017	3	97	3,047	

LAND DESCRIPTION

TOTAL OB/XF 3,047

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/29/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS